



**Klintholm,
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



KLINTHOLM, 8 ELEANOR PLACE, GREAT BARTON, SUFFOLK. IP31 2TQ

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

A spacious and well-presented detached bungalow occupying generous grounds in the **region of 0.32 acres** on the ever-popular Hall Park within the highly regarded village of Great Barton. In brief the schedule of accommodation comprises 4 bedrooms, a large 30ft/9.1m drawing room with a wall of glass, a 27ft/8.2m kitchen/breakfast room with utility area and a well-appointed family bathroom.

An immaculately presented detached bungalow with a detached double garage and generous gardens in the region of 0.32 acres.

ENTRANCE VESTIBULE: With automatic light and open plan access to the:-

INNER HALL: Door to:-

KITCHEN/BREAKFAST ROOM: Fitted with a galley style kitchen and a range of matching wall and base units with wooden worksurfaces over. In brief comprising a butler sink inset with drainer and mixer tap over. Hotpoint oven and microwave, fridge/freezer, electric hob with extractor over and dishwasher. Space for washing machine and tumble dryer. There is a personnel door leading to the front aspect and an integral breakfast bar.

DRAWING ROOM: The principal reception room within the home with a bi-folding wall of glass leading to the terrace abutting the rear of the property. Large window overlooking the gardens and ample space for entertaining on a large scale. Currently tastefully divided to form a duality of entertaining and dining space subject to the user's preference.

SITTING ROOM/BEDROOM: Currently used as an additional reception room, this cosy space could be equally adept for use as a double bedroom with dual aspect windows overlooking the rear gardens.

BEDROOM: A substantial double bedroom with dual aspect windows overlooking the rear gardens and a wall of integrated storage.

BEDROOM: Double bedroom with dual aspect windows to rear and a wall of integrated storage.

BEDROOM: Double bedroom with window to front aspect.

FAMILY BATHROOM: With a white suite comprising WC, hand wash basin with storage under, shower with glass sliding door, freestanding slipper bath with shower attachment over and heated towel rail. Frost window to side.

CLOAKROOM: With white suite comprising WC and hand wash basin.

Outside

The property is situated towards the end of a quiet cul-de sac, set well back from the road. Undoubtedly one of the property's most attractive features are the expansive gardens which amount to approximately **0.32 acres**. The rear gardens are predominantly laid to lawn, interspersed by a handful of specimen trees and shrubs which are maturing well to afford a good degree

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of privacy. There is a substantial terrace abutting the rear of the property with personnel access leading to the side of the property which in turn provides access to the:-

DETACHED DOUBLE GARAGE: With electric up and over door to front and personnel door to side with power and light connected.

To the front there is a sweeping driveway which in turn leads to the driveway providing ample **OFF-ROAD PARKING** for a number of vehicles.

In all about 0.32 acres.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council tax band: F - £3,002.41 – 2024/25.

EPC RATING: D.

BROADBAND SPEED: Up to 29 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone (source Ofcom).

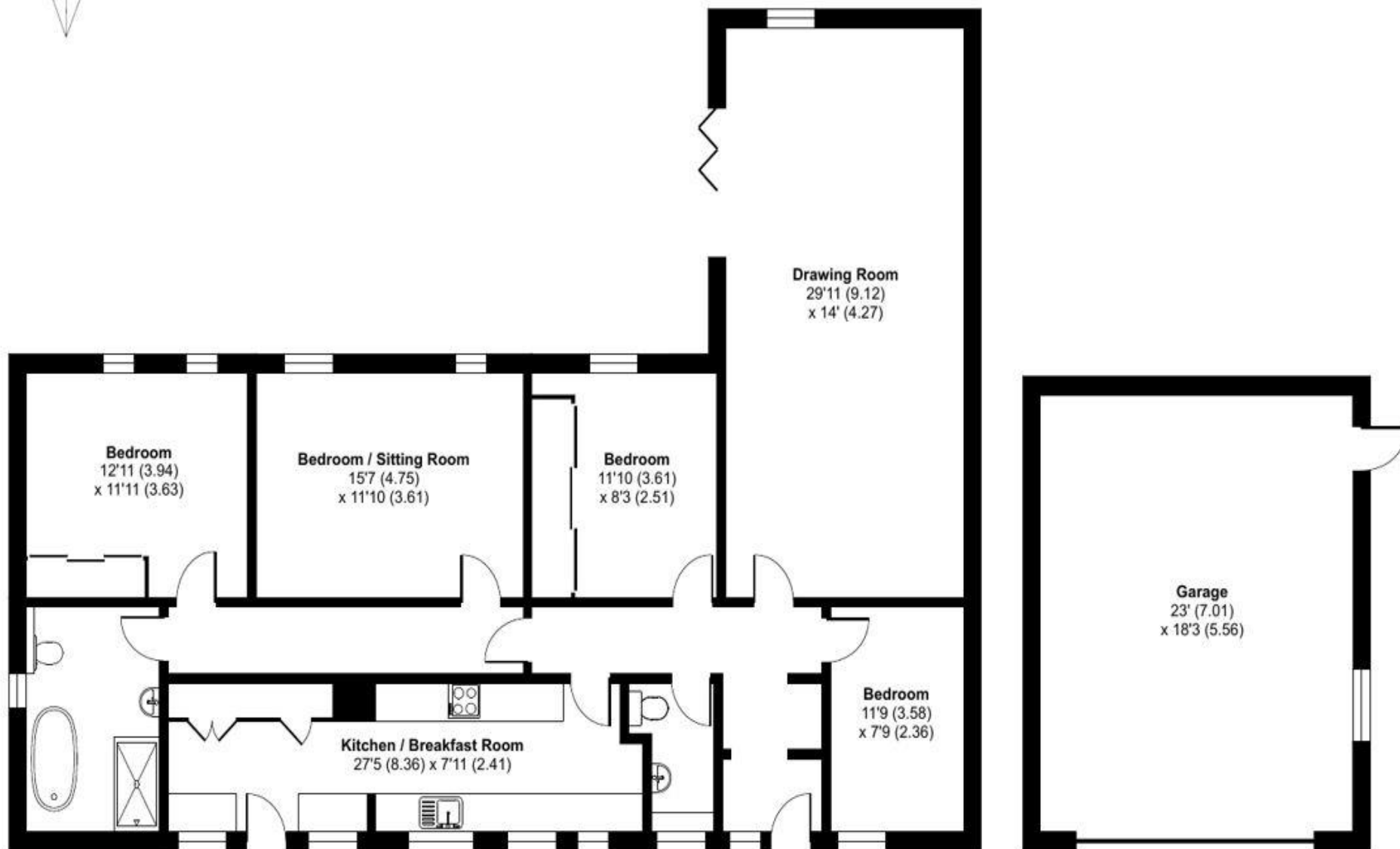
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WHAT3WORDS: ///rectangular.varieties.rocker.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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GROUND FLOOR

